



# Planning Commission

July 22, 2015

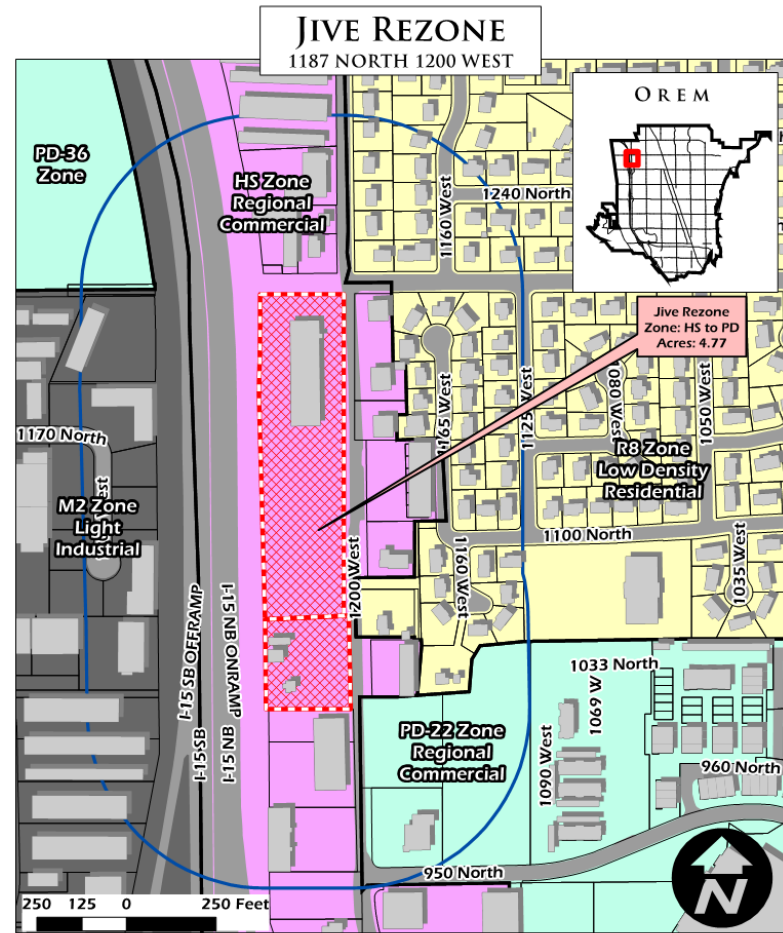
## Item #: 4.1

**PUBLIC HEARING** – Amending Section 22-5-1, and Section 22-5-3(A) and the zoning map of Orem City by enacting Section 22-11-58 (PD-45 zone) and Appendix OO, on 4.77 acres generally at 1187 North 1200 West in the Highway Services (HS) zone.

Applicant: Howard Bashford

## PD-45 Zone Elements:

1. Height: 180' maximum; current buildings being proposed are 140' (HS currently allows for 60')
2. Finishing materials: glass, stucco, stone, glass fiber reinforced concrete, composite metal panel, architectural formed concrete, and brick (HS allows for brick, fluted block, colored textured block, glass, stucco, wood)
3. Widening 1200 West to five lanes



◆ Jive Rezone:  
HS to PD zone; 4.77 Acres.

NIA CONTACT:  
Timpview Neighborhood  
Brian and Lisa Kelly



# Aerial View



# Site Photos

Looking South on 1200 West



Looking North on 1200 West



Looking Southeast on I-15





# Proposed Concept Plan – Phase 1



# Proposed Concept Plan – Phase 2



# Proposed Building Elevations



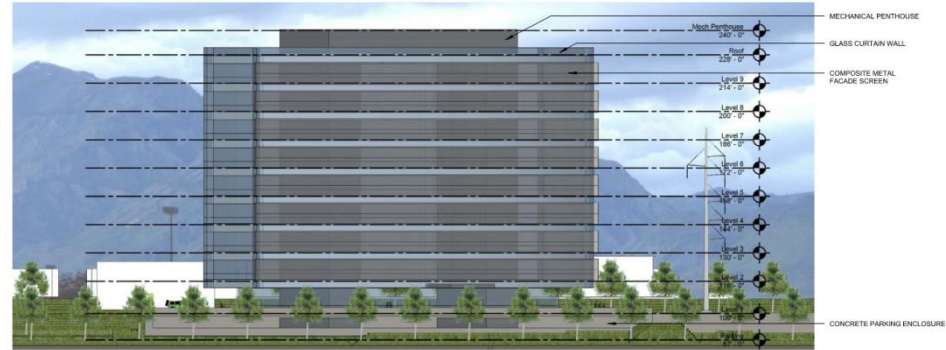
**EAST ELEVATION**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**

# Proposed PD-45 Ordinance

## PD-45 Zone, 1200 North 1200 West

- A. Purpose.** The purpose of the PD-45 zone is to allow a planned development of high-rise office buildings on property located at approximately 1200 North 1200 West.
- B. Development Standards.** The standards and provisions of the HS zone as set forth in the Orem City Code shall apply to the PD-45 zone, except as expressly modified as follows:
- Height.** The maximum height for all structures shall be one hundred eighty (180) feet. The height limitation shall not apply to architectural features not used for human occupancy such as belfries, cupolas, domes, chimneys, ventilators, sky lights, cornices, antennas, or properly screened mechanical appurtenances, provided that such architectural features do not exceed an additional height of fifteen (15) feet.
  - Setbacks.** All building shall be setback a minimum of twenty feet (20') from public streets and at least twenty feet (20') feet from residentially zoned property.
  - Conformance with the Concept Plan.** Property in the PD-45 zone shall be developed in substantial compliance with the concept plan included as Appendix "OO" of the Orem City Code. Buildings in the PD-45 shall substantially comply with the architectural quality and design shown in the concept plan.
  - Exterior Finishing Materials.** All exterior finishing materials shall consist of glass, stucco, stone, glass fiber reinforced concrete, composite metal panel, architectural formed concrete, or brick as shown in Appendix "OO" of the Orem City Code. Sheet metal shall be prohibited except for trim, soffits, facia, mansards and similar architectural features.
- C. Access.** Development in the PD-45 zone shall have at least three accesses from 1200 West Street as shown on Appendix "OO" of the Orem City Code. All access points onto 1200 West shall either be lined up with existing access points across 1200 West or shall be off-set from all other accesses across 1200 West by at least 250 feet.
- D. Final Plat.** A final plat that includes all of the property in the PD-45 zone and that conforms to all development standards and requirements of Chapter 17 of the Orem City Code shall be approved and recorded by the City prior to any development in the PD-45 zone. All development in the PD-45 zone shall comply with the requirements of Chapter 17 of the Orem City Code including the installation of all improvements required by Chapter 17.

